AR41

Third in a series of news bulletins published by Toronto-Dominion Centre Ltd.

TORONTO-DOMINION CENTRE REPORT

3

June 1965

Steel . . . and the men who raise it. Rugged men . . . and rugged columns and beams . . . are needed to achieve a miracle of modern architecture.

H. "Baldy" Butler is an ironworker. More than that, he is Job Superintendent for Joint Venture, the combination of Dominion Bridge Co. Ltd. and Frankel Steel Construction Co. who are erecting the massive steel frame of the Toronto Dominion Bank Tower. At the time we took his photograph, the steel in the background was up 10 storeys. By mid-summer it will be up 30 storeys. Some time in October or November, it will stretch its full 56 storeys into the Toronto sky.

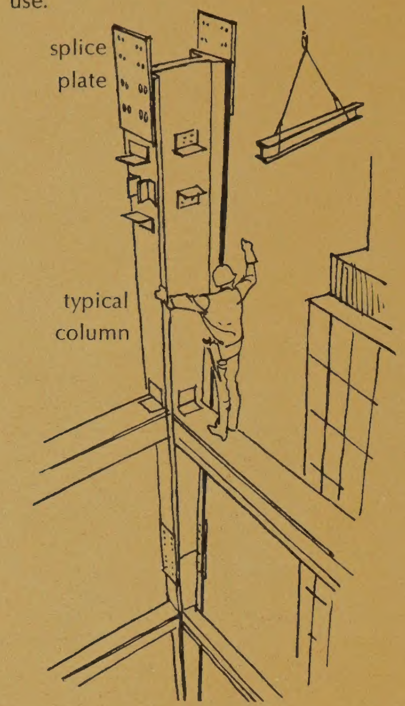
During working hours, there is a great deal of activity behind the hoardings facing King and Wellington Streets. There is a great deal of activity outside the hoardings, too, as scores of passers-by pause to gaze at the complicated goings-on inside. With the coming of warmer weather, sidewalk superintending "at the site" promises to become a major outdoor sport for downtown Torontonians.

Much as the viewer of modern art, the average superintendent "doesn't know much about it but knows what he likes". What he likes is watching Baldy Butler's men work. What he doesn't know is anything at all about what they're doing.

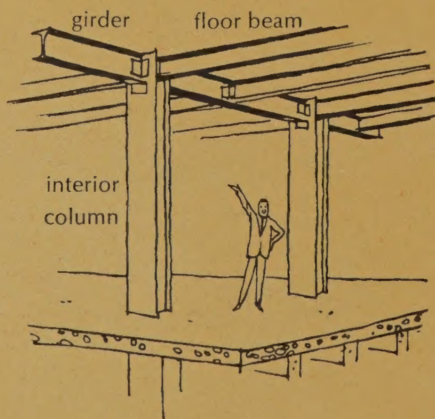
Happily, the Bethlehem Steel Corp., whose mills supplied certain of the heavier steel members — unobtainable in Canada — being used in the construction of the Tower, have produced a little booklet entitled "ABC's of Steelwatching". It tells exactly what the ironworkers are doing, and is available to superintendents from small white boxes on the hoarding. For the benefit of those unable to visit the corner of King and Bay excerpts are quoted in the adjoining columns.

STEELWORK is the skeleton of a building. It gives shape, and carries the weight of the entire structure.

The outside walls and windows add weather protection and good looks. They're much like skin. In fact, "skin" is exactly the term that builders often use.

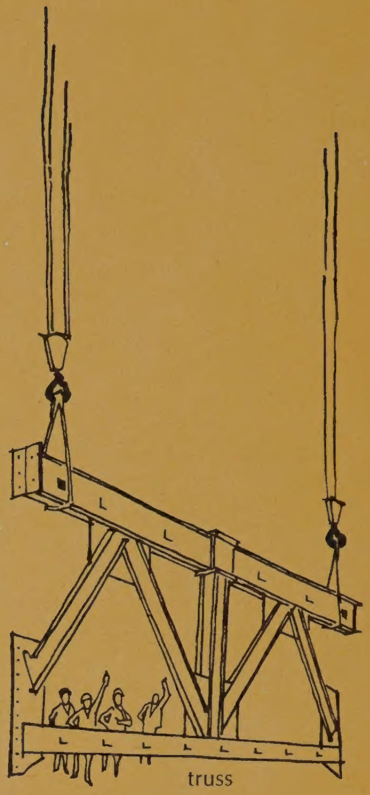


Columns usually are erected in lengths two storeys high. They're made of H-shapes, equipped with holes and connection pieces for *splicing* them together, and for joining other members. In other words, like all steelwork, they're *prefabricated* at a fabricating works so that they can be put together quickly and easily.

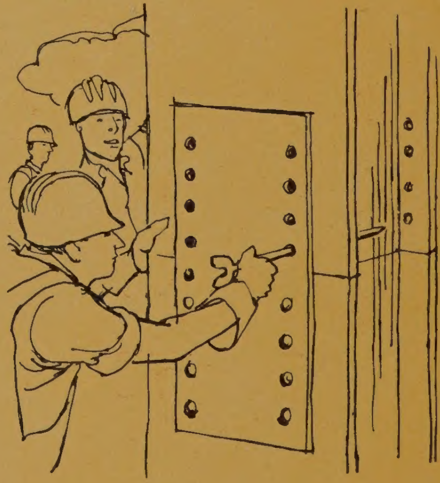


The word "beam" covers just about all horizontal members (except *trusses;* see below). They support the floors, and at the same time tie the columns together so as to form a rigid frame. Most are rolled I-beams or H-beams, fabricated to fit in place easily.

Now, just what are *girders?* Girders are the main beams extending between columns. Girders carry the loads from the smaller beams which are connected to them.

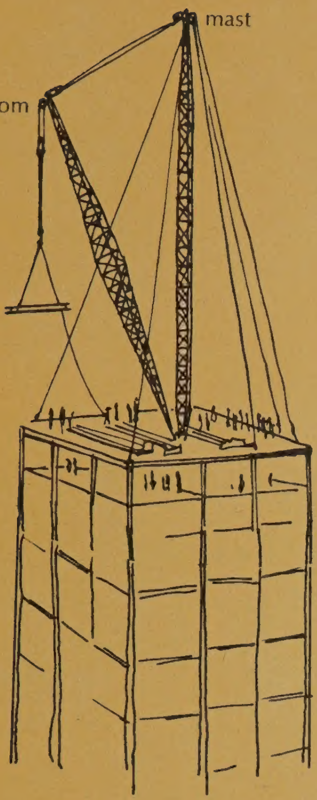


What is a *truss?* It's a horizontal member that acts like a beam, but is made up of a good many pieces with openings in between, and is specially engineered to give maximum strength with minimum weight. Trusses are often used to span large spaces such as lobbies and auditoriums, and are strong enough to carry the weight of columns rising above them.

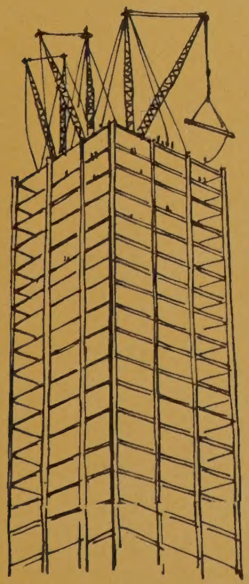


When a beam is nearly in place, ironworkers of the "raising gang" lend a hand.

They line up the bolt holes by inserting *drift pins.* They also use a handy tool known as a *spud wrench,* which is a combination pin, lever, and wrench. With the holes lined up, they put in a number of *fitting-up bolts,* which secure the joint temporarily. Then the bolting gang installs permanent high-strength bolts, which are impacted to the proper tightness by a man who uses an air-powered wrench.



This is *not* a crane. It is a *derrick* — a *guy derrick,* because it is held up by steel guy wires. The *mast* stays upright. The *boom,* which guides the load, can be angled up or down. The entire rig can be rotated in order to reach out where it's needed. Its engine is separate from the derrick itself, and is usually located many floors below.



Guy derricks are practically always used to put up the steel for tall buildings. We set up guy derricks (how many depends on the buildings' floor area) when the frame is low, and use them to raise and place the steel for a few floors. Then we "jump" them straight up to a new position. And so on, all the way to the very top. Works fine.

As you would naturally expect, the TORONTO DOMINION BANK TOWER has, of course:

the finest air conditioning that modern science can produce;

high-speed, computer-controlled elevators (The Tower's 32 will be capable of speeds up to 1400 feet per minute, cutting waiting time to a 23½ second maximum);

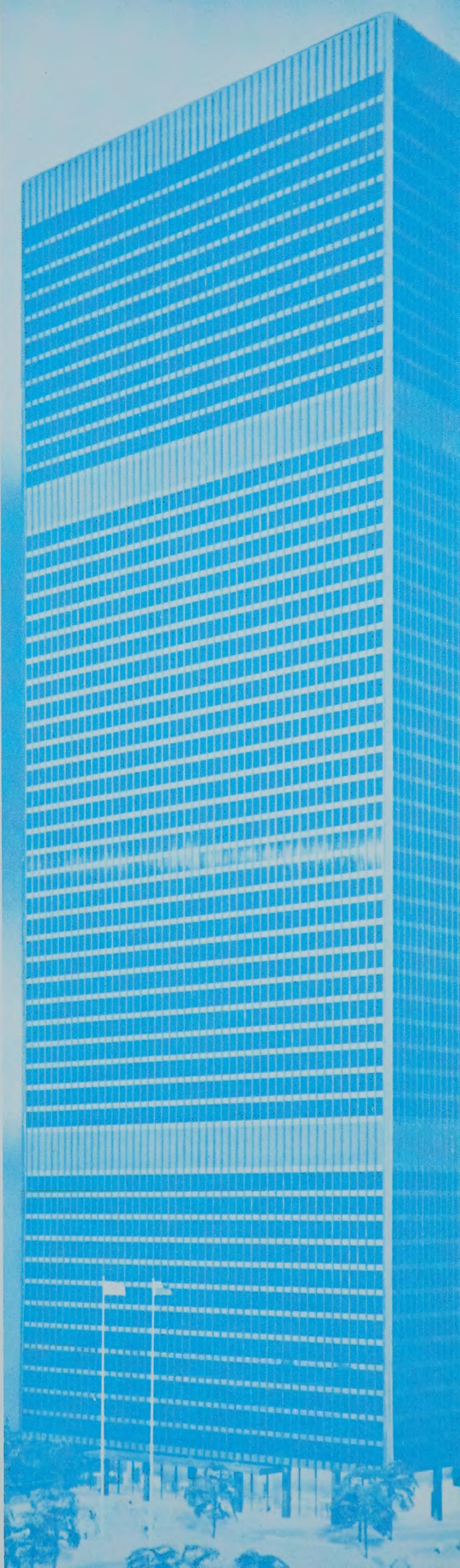
windows specially treated to cut down heat and glare;

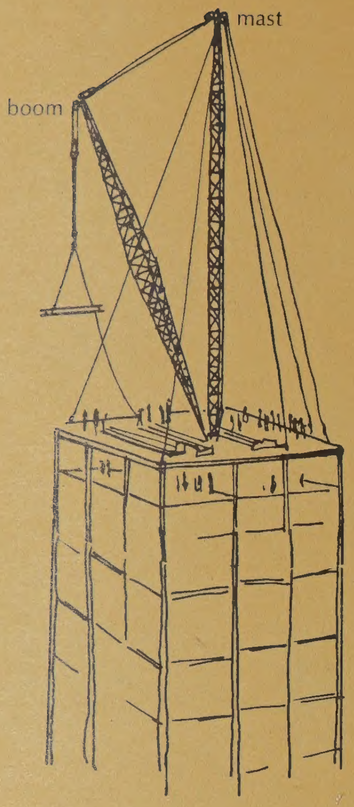
separate freight elevator service and loading dock;

ample storage facilities for tenants;

a greater concentration of oversized, under-floor ducts for hydro, phone, and intercom.

. . . but





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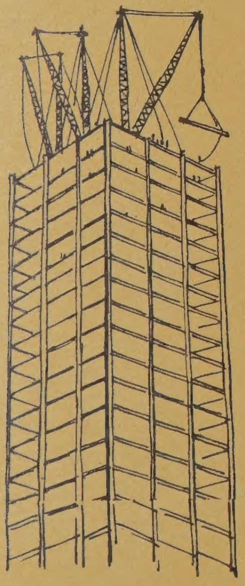

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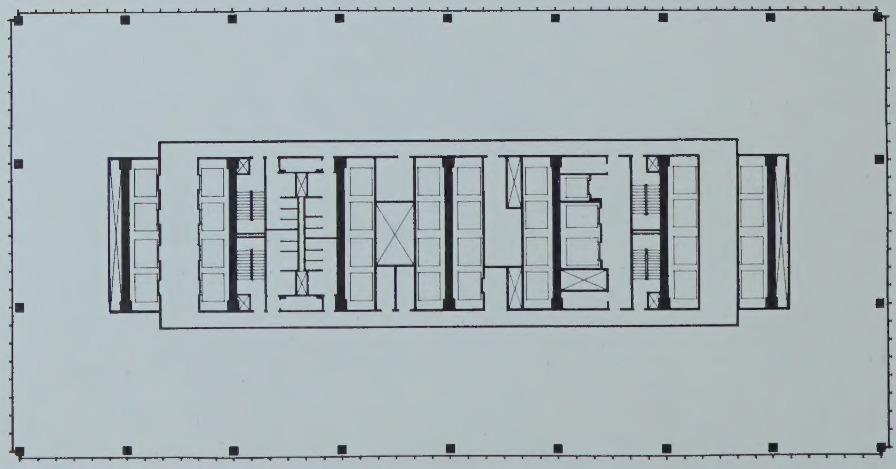
The lower floors of the Toronto Dominion Bank Tower will offer nearly 25,000 square feet of *completely column-free* space, an asset unmatched by any other building in Canada.

Even the upper floors' 27,400 square feet will be broken by only six inner columns, with *none* marring the 240-foot expanse along each of the Tower's sides, 40 feet wide.

Each side bay will have a perimeter window area of approximately 270 square feet, consisting of six 5′ by 9′ panes of bronze-tinted glass. Fluorescent lighting will maintain 90-100 foot candles of illumination at desk level.

A 15 percent saving in office area, combined with a 5 percent increase in employee efficiency, equals a rental saving of over two dollars per square foot.



JUN 15 1965

...what other building in Toronto will have:

- A full-scale shopping concourse?
- Indoor parking, initially, for 560 cars?
- A 700-seat theatre?
- A spacious, landscaped plaza?
- A branch post office?
- An observation gallery 55 storeys above the street?
- Cafeteria and restaurants to suit every purse and taste, including a gourmet's paradise "on the roof"?
- A fountain and 85-foot-square pool?
- Floor-to-ceiling windows everywhere?
- Built-in access to radio, television, and background music?
- Accommodation on a single floor for tenants requiring from 540 to over 27,000 square feet?

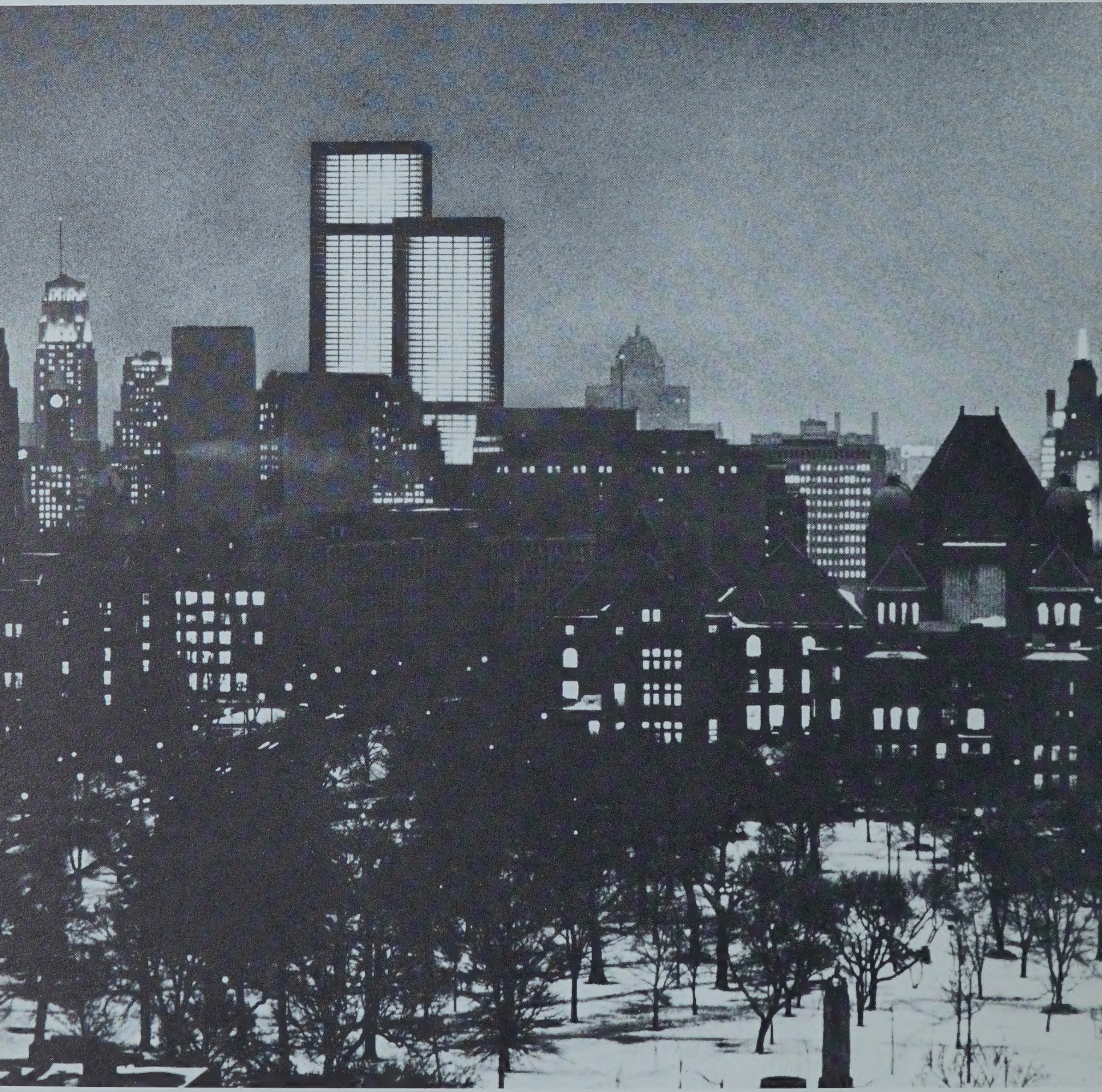
Toronto-Dominion Centre Ltd.
170 University Avenue
Toronto 1, Ontario
362-3276

TORONTO-DOMINION CENTRE AT DUSK

How the Toronto-Dominion Centre will appear at dusk on a winter evening to a guest in the Park Plaza Hotel, overlooking Queen's Park.

Toward the far right glows the weather beacon of the Canada Life building. In the right foreground, legislators work late hours in their offices in the Parliament Building. In the far background looms the bulk of the Commonwealth's largest hotel, the Royal York. Then, dominating the Toronto skyline, come the 56 storeys of the Commonwealth's tallest building, with its more modest sister of 44 floors. A little nearer to the left, the new City Hall seems strangely deserted because there are no windows in its outer walls. Still farther to the left is the Canadian Imperial Bank of Commerce building, with its television antenna. In the left foreground, more lights burn in the annex to the Parliament Buildings.

At 740 feet, the Toronto-Dominion Bank Tower will be by a good 20 floors the dominant office building in Toronto.



AR4|

Second in a series of news bulletins published by Toronto-Dominion Centre Ltd

TORONTO-DOMINION CENTRE REPORT

2

March 1965

The dream of the sponsor . . . the imagination of the architect . . . the skill of the engineer . . . are developed into hard reality by the men with the safety hats.

APR - 1 1965

THE WATCHWORD: SPEED

Our cover shows the installation of one of the 36 massive steel grillages which will support the 141,478 tons of the Toronto-Dominion Bank Tower, a weight equal to a dozen average-size buildings. These 30 to 80 ton steel "feet" are embedded in reinforced concrete and rest on bedrock, making a solid foundation for the great steel columns of the building's superstructure.

The columns supporting the building's core weigh almost a ton and a half *per foot* — 70% heavier than anything of their kind ever used before.

Once the structural steel has reached tenth-floor height, the Tower's framework will head for the sky at the rate of two floors a week, astonishing speed for construction of this kind.

Eight to ten floors behind the structural steel workers will be other men of steel, with the cladding to form the actual "skin" of the building, welding it to the columns and beams.

Soon afterward, expert glaziers will begin installing some of the 7,550 panes of newly-developed solar-bronze glass which will help make the Tower's offices the most scientifically lighted anywhere. The windows in all require 6.7 acres of glass.

The question is, how long to the finish date? Much depends on weather and other imponderables, but the construction chiefs believe that the skeleton will be fully up in October, and the basic exterior completed by the end of 1965.

Before long, other crews will have moved inside to work on the interior details, such as the installation of steel stairs, floors, interior masonry, elevators and air conditioning. A fast, sure pace will be maintained in every phase of construction.

October
1965
Framework
completed

Cladding
completed
8-10 floors
after
framework

Glazing (6.7 acres)
follows
immediately

Halfway mark

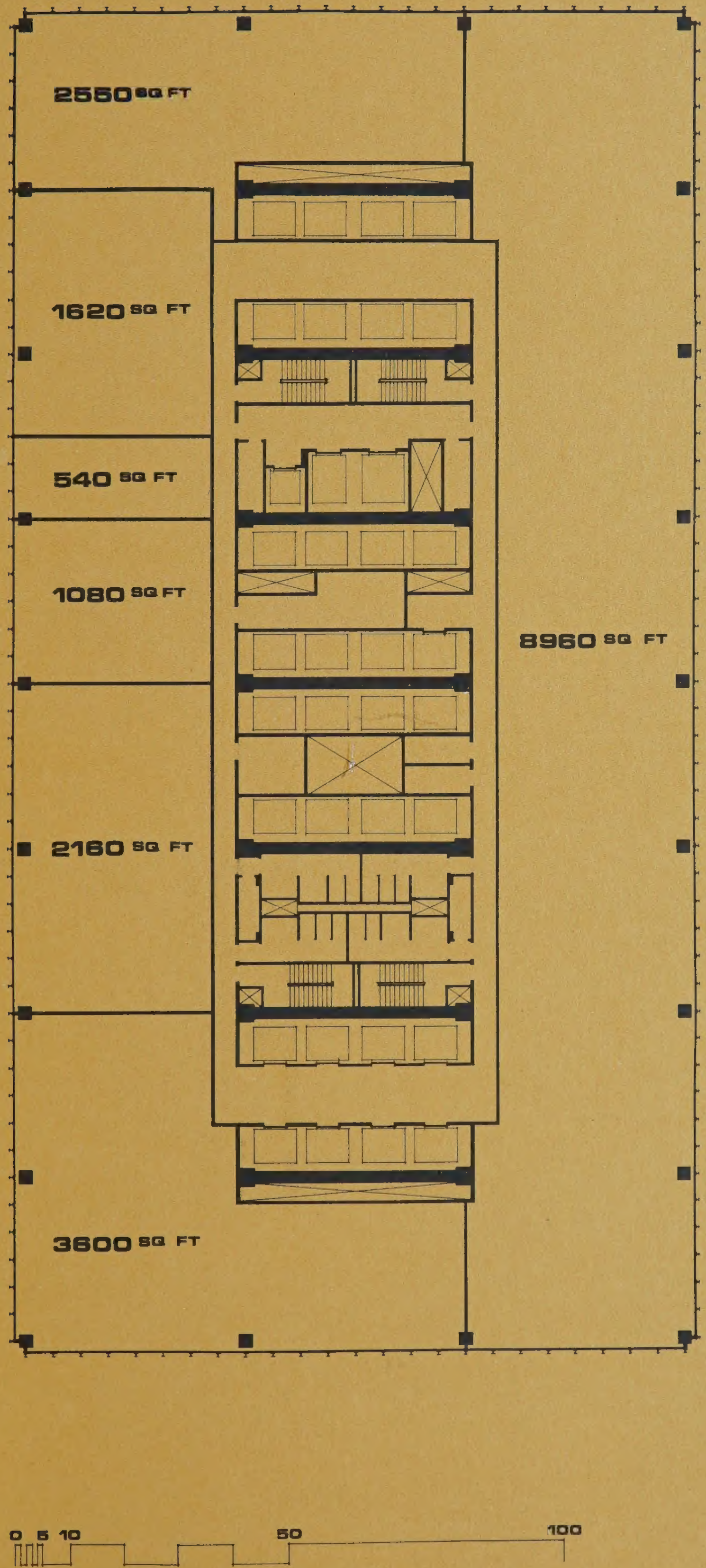
August 1965

Framework
climbs
two floors
every week
above this
10th floor
level

Start: Feb. 1, 1965

Deep undergroun
36 steel 'feet'
each 30-80 tons
in reinforced
concrete
in bedrock

TYPICAL DIVIDED LOW RISE FLOOR



What are the advantages to YOUR COMPANY of moving to the Toronto-Dominion Centre...

PRESTIGE — participation in what will unquestionably be Canada's most exciting and outstanding architectural development of our time.

LOCATION — the most important business location in Canada, King and Bay Streets in Toronto.

SPACE EFFICIENCY — column-free space and economy in design, resulting in space savings of 10% to 20% with a corresponding saving in rental dollars.

SPACE FLEXIBILITY — the Tower's floors of over 25,000 square feet can accommodate the largest or smallest tenants, whether their requirements are 540 square feet or several floors.

MANAGEMENT — all the advantages of an institutional landlord, along with assured continuity of ownership and management throughout the term of your lease.

QUALITY — a design and construction very much superior to the average office building — ample assurance that quality, prestige, and appearance will endure.

Toronto-Dominion Centre Ltd.
170 University Avenue
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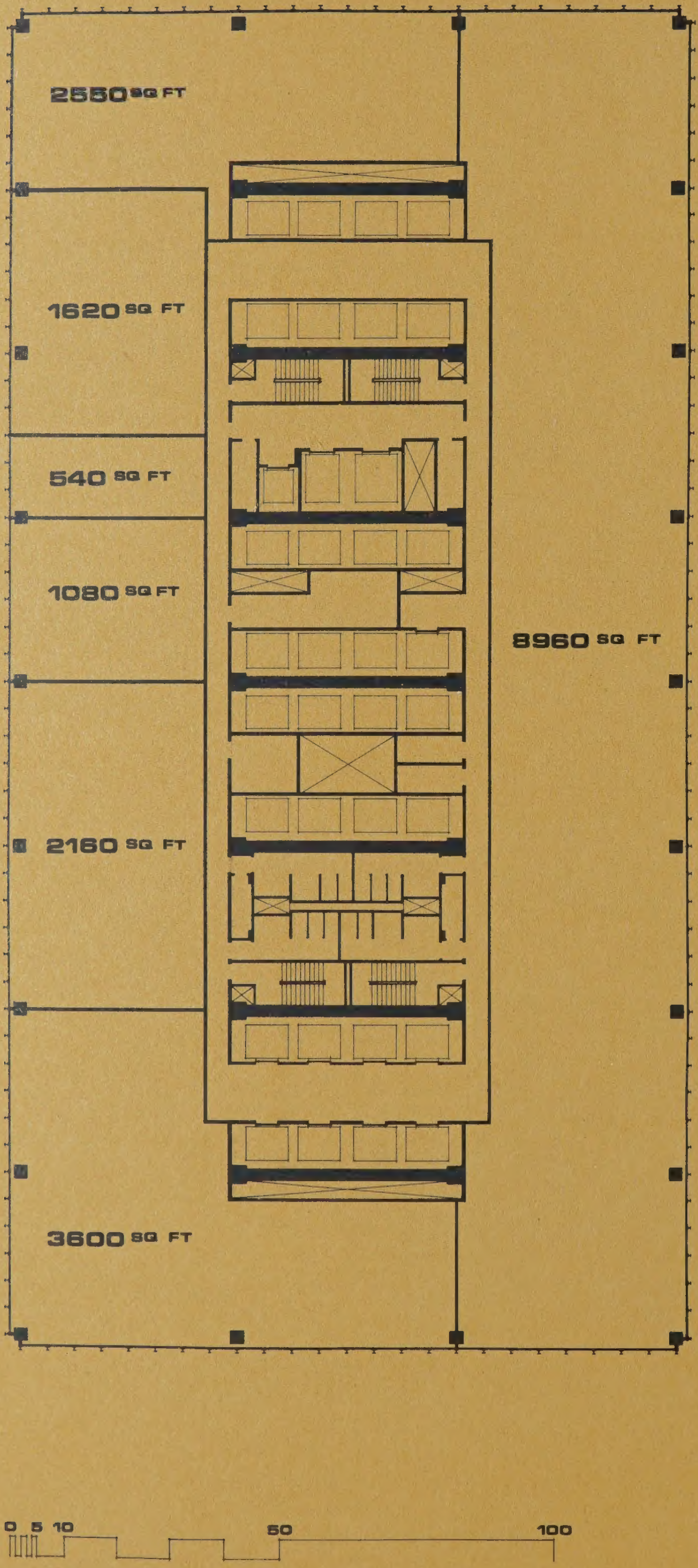
362-3276

TYPICAL DIVIDED LOW RISE FLOOR



AN INSIDE PREVIEW OF THE TORONTO DOMINION BANK TOWER

Few Toronto residents or visitors to the city can be unaware of the Toronto Dominion Bank Tower and the dramatic change it soon will bring to the city's skyline. The inside story is as yet untold.

Let's lift the construction curtain and see for ourselves what the interior of this exciting building will offer to its tenants and their work force of some ten thousand people.

This is a typical divided low-rise (2nd to 19th) floor plan and illustrates the way in which a floor can be divided into areas of varying sizes and dimensions.

As we go higher in the building, useable floor area increases, due to the progressive reduction of the size of the service "core". Here less rectangular areas may be achieved. However, the emphasis is always on the great expanse of window area resulting from the 30-foot spacing between exterior columns and from the absence of interior columns made possible by the building's design.

The clean modular design makes office layout and planning simplicity itself, for the smallest to the largest tenant. For this is not a building for great companies alone. There's no need to jigsaw offices and desks around columns when the columns don't exist. It's a thrift advantage too, for studies show as much as 20 per cent in space requirements can be saved through this design.

The result permits the most economical use of the rental dollar.

. . . and to YOUR EMPLOYEES?

More of the amenities which only the Toronto Dominion Centre can offer:

Full-scale shopping concourse.

Indoor parking.

Theatre.

Full range of restaurant facilities, including a sky lounge.

Spacious, landscaped plaza.

The best elevatoring — 32 high-speed computer-programmed passenger elevators.

Separate freight elevator facilities.

The best lighting — 90 candlepower at desk level.

The best air-conditioning — with individual thermostatic controls.

These all lead to:

Higher employee morale.

Greater employee efficiency.

Reduced absenteeism.

Lower staff turnover.

**A 5% increase in employee efficiency is equivalent to a rental saving of over $1 per square foot.*

SKYLINE SHAPES TO COME

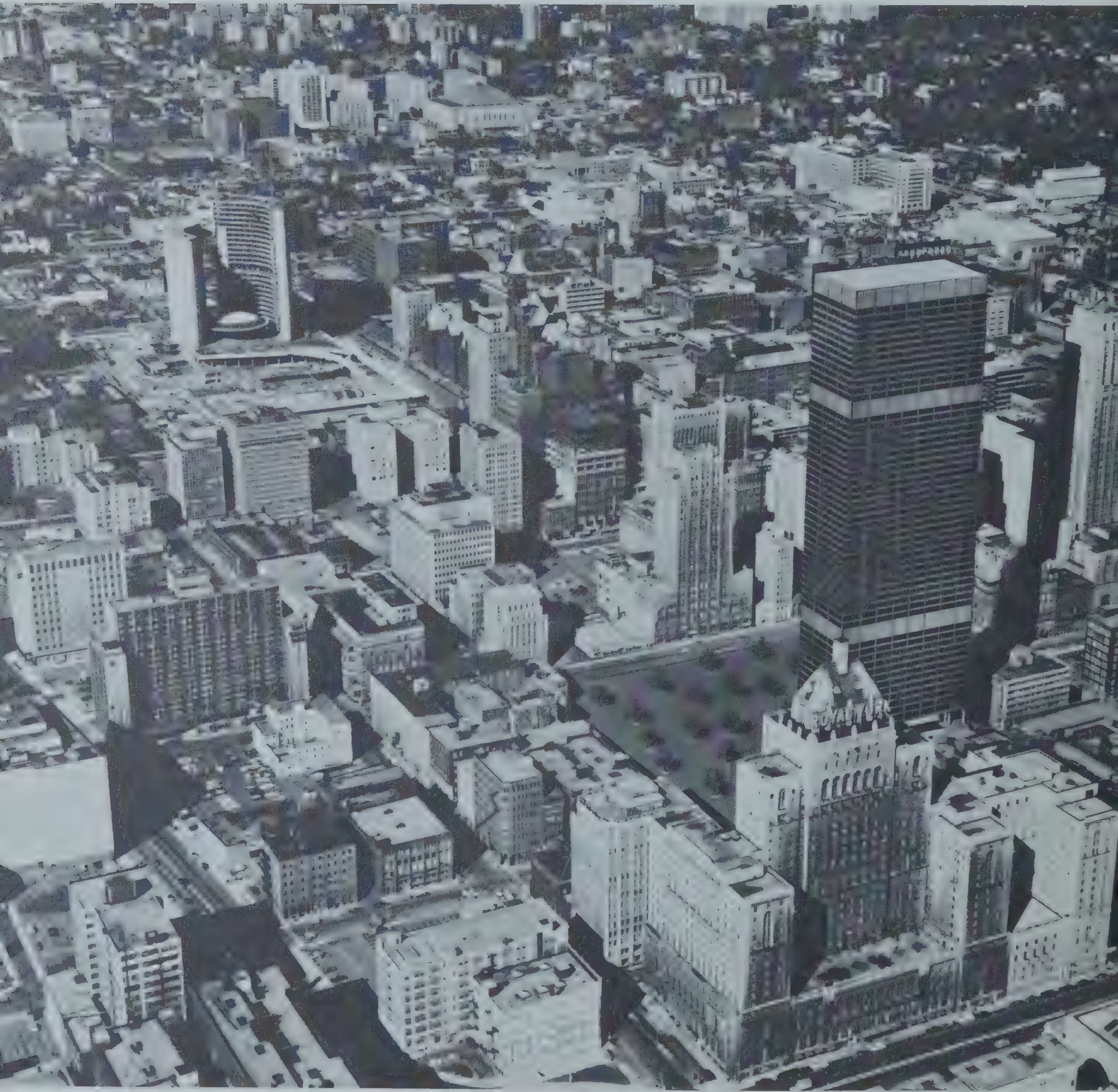
The magic of photography outdoes the crystal ball in creating visions of the definable future.

Already the framework of what will be the Commonwealth's tallest building is thrusting its steel columns and girders into and across the Toronto sky over the downtown block roughly framed by Bay, York, King and Wellington Streets. What will it really look like? What will the glistening black-and-bronze Toronto Dominion Bank Tower do to the Toronto skyline? The composite photo below, artfully scaled so even the shadows are in exact proportion, gives a dramatic answer.

Towards the photo's upper left, Toronto's new City Hall has almost reached completion. Further to the left, the new courthouse and library are under construction.

In the right foreground is the Royal York Hotel, while part way up York Street, over on the left, is the Lord Simcoe Hotel.

Facing the tower across its tree-studded plaza is the Toronto Star Building. Further to the right along King Street are skyscrapers of an earlier vintage.



AR41

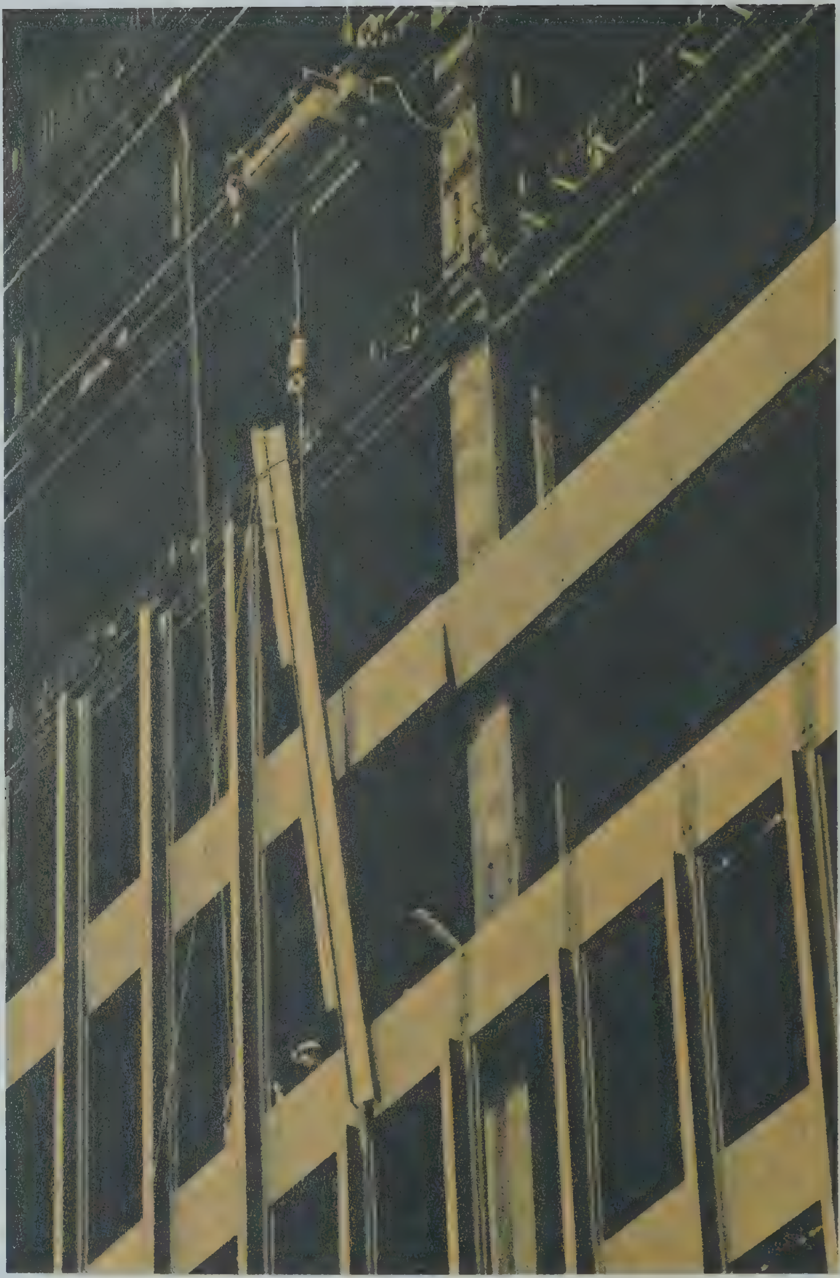
TORONTO-DOMINION CENTRE REPORT

Fourth in a series of news bulletins published by Toronto-Dominion Centre Ltd. 4

September 1965

Massive columns and beams, steel cladding, paint, bronze-tinted windows . . . and skilled workmen . . . the essential ingredients for a magnificent new building.

Did you know that the Toronto Dominion Bank Tower will have more than 20 miles of mullions? For that matter, did you know that the Tower will also have nearly seven miles of spandrels?

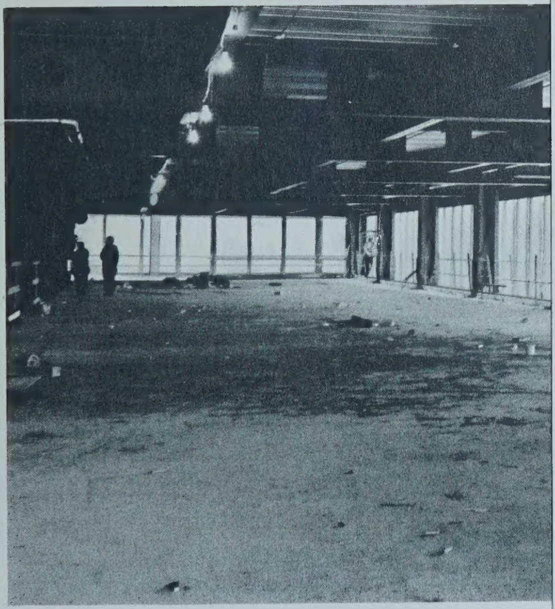


First of 7,550

The important thing about the spandrels and mullions used in the construction of the Toronto Dominion Bank Tower is not, of course, their total length, except perhaps to a statistician. The significant fact is that they will make the Tower the largest steelclad building in the world.

Most buildings erected today consist of a steel or reinforced concrete frame with a "skin" of stone or concrete. The Toronto Dominion Bank Tower will have a skin of steel and glass, giving it a striking appearance and extra strength, and permitting those who will work in it to enjoy a maximum of daylight, with heat and glare reduced to a minimum by the use of bronze-tinted glass.

(Mullions are those vertical members separating the window panes which can be seen on the cover and, above, being hoisted into place by an ingenious monorail hoist. Spandrels are the horizontal sheets of mild steel, 36 inches wide, which run completely around the building at each floor, to which the mullions are welded. Together, the mullions and spandrel plates form the frames for the Tower's 7,550 windows.)



Of course, column-free space is only one of many amenities which will make life easier and more pleasant in the Toronto Dominion Bank Tower.

90-candlepower illumination at desk level will make office life brighter and the very latest in heating and air-conditioning will make it more comfortable. Elevators with speeds up to 1400 feet

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HERE ARE SOME OF THE ADVANTAGES OF MOVING INTO THE TORONTO DOMINION BANK TOWER

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QUALITY

design, materials, and construction very much superior to those of the average office building — ample assurance that quality, prestige, and appearance will endure.

LOCATION

the most important business location in Canada: King and Bay Streets in Toronto.

SPACE EFFICIENCY

column-free space and economy in design, resulting in space savings of 10% to 20% with a corresponding saving in rental dollars.

SPACE FLEXIBILITY

the Tower's floors of over 25,000 square feet can accommodate the largest or smallest tenants, whether their requirements are 510 square feet or several floors.

MANAGEMENT

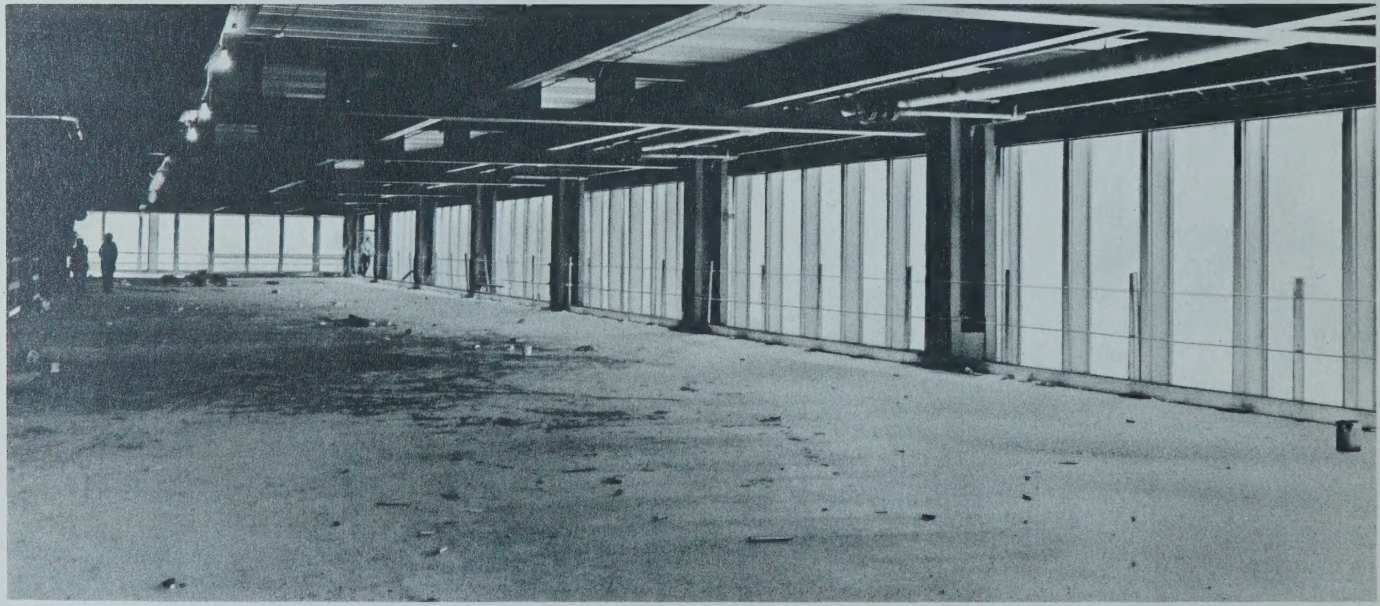
all the advantages of an institutional landlord, along with assured continuity of ownership and management throughout the term of your lease.

TORONTO-DOMINION CENTRE LTD.
170 UNIVERSITY AVENUE
TORONTO 1, ONTARIO • 362-3276

Previous Reports have made much of the completely column-free areas, 240 feet by 40 feet, which extend along both sides of each of the Toronto Dominion Bank Tower's 51 rentable floors.

They have shown how the areas **did look** in the architects' plans and how they **will look,** in an artist's conception.

Here is a photograph of how one of them **does look,** today. The expanse is cluttered with the inevitable debris of construction, and there are no windows, but the impression of column-free space comes through very clearly.



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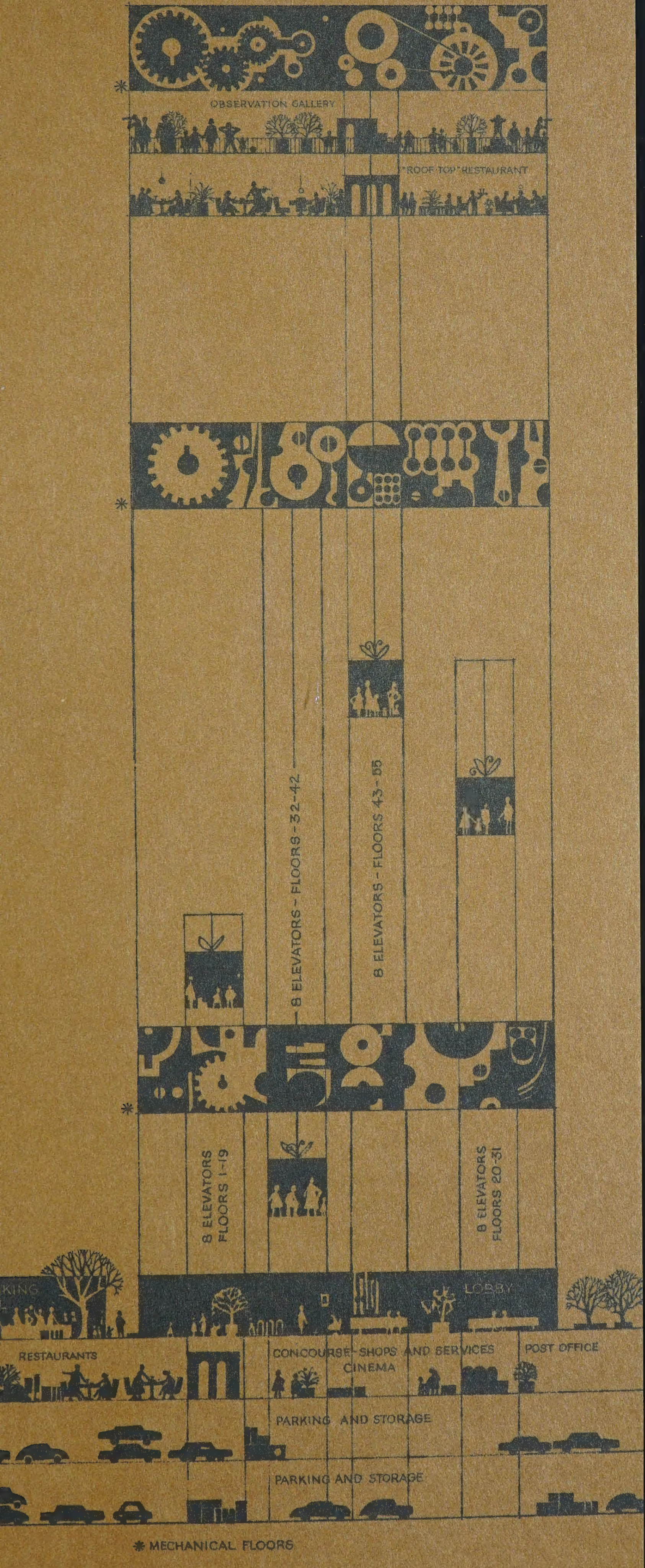
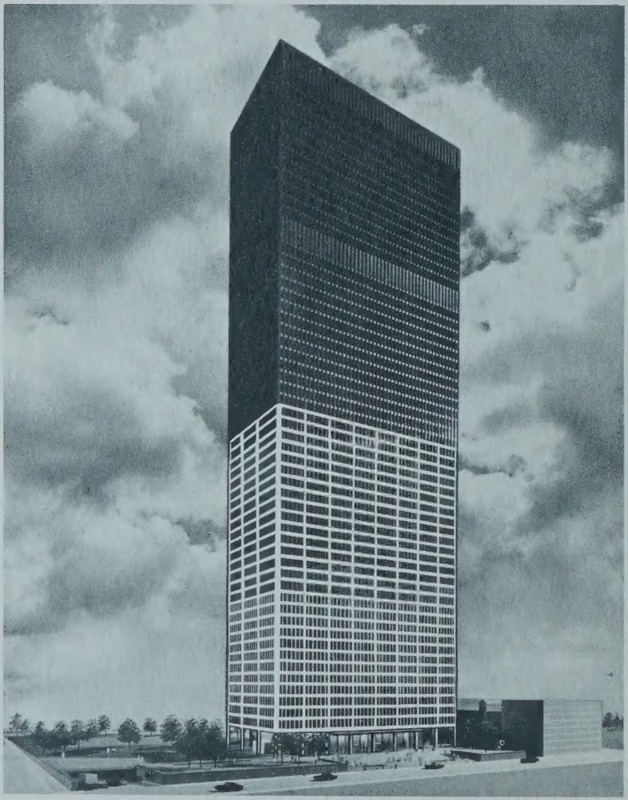
90-candlepower illumination at desk level will make office life brighter and the very latest in heating and air-conditioning will make it more comfortable. Elevators with speeds up to 1400 feet a minute and with maximum waiting time reduced to $23^1/_2$ seconds will make offices more quickly accessible to tenants and visitors.

Visitors will naturally want to go to the observation gallery on the 55th floor, offering a matchless view not only of Toronto and its surroundings but stretching southward as far as Niagara Falls and the New York shore of Lake Ontario. This will be followed by a shopping excursion to the full-scale shopping concourse or, if weather permits, a stroll through the 4-acre landscaped plaza.

The Tower's permanent occupants will enjoy all these things, too, plus the convenience of having parking facilities, a branch post office, cinema, shops and services, and varied dining facilities all within the confines of the Centre.


OBSERVATION GALLERY
"ROOF TOP" RESTAURANT
8 ELEVATORS - FLOORS - 32-42
8 ELEVATORS - FLOORS 43-55
8 ELEVATORS FLOORS 1-19
8 ELEVATORS FLOORS 20-31
KING
LOBBY
RESTAURANTS
CONCOURSE-SHOPS AND SERVICES
CINEMA
POST OFFICE
PARKING AND STORAGE
PARKING AND STORAGE
* MECHANICAL FLOORS

What has been accomplished . . . and what is still to go • Structural steel for the Toronto Dominion Bank Tower has reached the 29th floor, steel cladding about the 13th, and glazing has commenced • Here we see what exists now superimposed on what will exist early in 1966 • Official opening date — Tower with partitions and interior, Banking Hall, Concourse, and Plaza — remains July 1, 1967, though it is anticipated that some tenants will be moving in by the end of 1966.



A monumental job has been done since excavation began on June 1 of last year. To give some idea, 500,000 man-hours have been spent in excavating 190,000 cubic yards of rock and earth, in laying 33,000 cubic yards of concrete, in erecting 22,000 tons of structural steel, and in applying 700 tons of steel cladding.